



MAY WHETTER & GROSE

ALDWICK HOUSE TREVARRICK ROAD, ST. AUSTELL, PL25 5JR

GUIDE PRICE £695,000



****VIDEO TOUR AVAILABLE UPON REQUEST****

WITH A PLOT TOTALLING JUST UNDER A THIRD OF AN ACRE.

A SPACIOUS, LIGHT, AIRY AND VERSATILE DETACHED HOUSE WITH A SPACIOUS ENCLOSED REAR GARDEN, DOUBLE GARAGE AND AMPLE OFF ROAD PARKING COURTESY OF A SPACIOUS DRIVEWAY. THE PROPERTY IS SUITABLE FOR MULTI-GENERATIONAL LIVING AND OCCUPIES A GENEROUS NON ESTATE PLOT OFF A QUIET NO-THROUGH ROAD WITH FOUR DOUBLE BEDROOMS ON THE FIRST FLOOR, PRINCIPAL WITH EN-SUITE AND FOUR USEFUL RECEPTION ROOMS ON THE GROUND FLOOR OFFERING THE SCOPE FOR A GROUND FLOOR BEDROOM WITH ADJACENT BATHROOM. OFFERING A HIGH LEVEL FINISH, WITH A SPACIOUS KITCHEN WITH SEPARATE UTILITY ROOM, AND A SPACIOUS SUNROOM TO THE REAR. THE FAMILY HOME IS IMMACULATELY PRESENTED THROUGHOUT, WITH DOUBLE GLAZING AND MAINS GAS FIRED CENTRAL HEATING AND MULTI FUEL LOG BURNER. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE LEVEL OF DETAIL ACHIEVED. EPC - C



Location

Trevarrick Road is situated within easy walking distance of St Austell town centre which offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station, offering a direct link to London and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell head down Bodmin Road, at the traffic lights carry straight on, after 200 yards taking the right hand turn onto Trevarrick Drive, pass the entrance to Robert Elliot Court on the left hand side of the road. Head up hill and the road will split and take the left hand fork and proceed straight up the hill (Note: there is a white sign listing the houses on this no through road at the bottom; to either side - Aldwick is on the bottom of this signage. The property is the first house up the hill on the left hand side of the no through road.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper and lower inset glazed panel allowing external access into entrance porch.

Entrance Porch

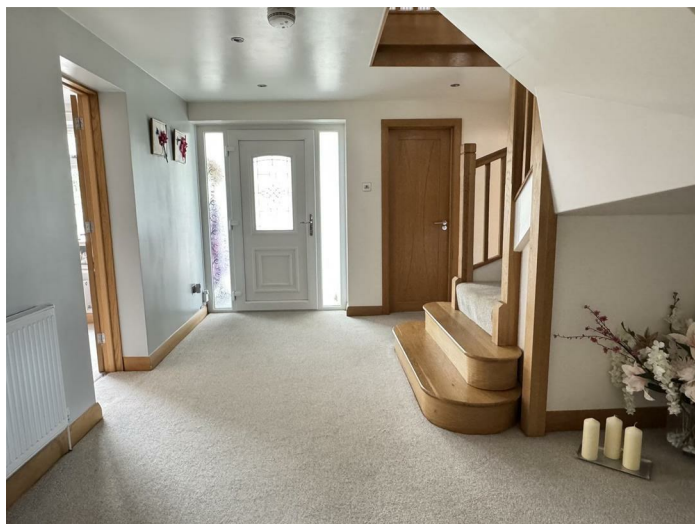
7'3" x 6'0" (2.22 x 1.85)



Sealed glazed units to front elevation and the remainder of the right elevation. Slate flooring. Slate sills. Upvc double glazed door with leaded pattern obscure glazing gives access to the inner hall with matching sealed glazed slimline units to right and left hand side of door.

Inner Hall

15'5" x 10'11" - max (4.72 x 3.35 - max)



Large double doors through to lounge, kitchen/breakfast room, study, bedroom five and shower room. Carpeted flooring. Radiator. Two BT Telephone points. Stairs to first floor with the first two steps being wood with the remainder carpeted with wood balustrade.

Shower Room

7'8" x 4'9" (2.36 x 1.47)



Upvc double glazed window to front elevation with obscure glazing. Updated three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit. Fitted shower enclosure with glass shower door and wall mounted mains fed shower with over head shower nozzle. Extractor fan. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Radiator. Tile effect water resistant cladding to shower cubicle.

Bedroom Five/Reception Room

15'8" x 10'11" (4.79 x 3.33)



Large Upvc double glazed window to front elevation. Radiator. Carpeted flooring. This room would comfortably house a double bed should a further double bedroom be required or would serve a multitude of purposes. High level television aerial point. This versatile room could be utilised as a playroom, further home office or ground floor bedroom for an elderly relative.

Study

11'0" x 7'3" (3.36 x 2.23)



Upvc double glazed window to side elevation with obscure glazing. Carpeted flooring. Radiator. A useful home office/study.

Lounge

28'7" x 12'8" (8.72 x 3.88)



A fantastic size room with Upvc double glazed window to front elevation and wood frame twin doors providing access to the family/dining room to the rear. Wooden double doors with frosted inset glazing provides access through to kitchen/breakfast room. Two radiators. Carpeted flooring. Television aerial point. Telephone point.

Further Lounge/Snug

22'3" x 12'4" (6.79 x 3.76)



A lovely extra room, well lit with Upvc double glazed patio doors to rear elevation both with further length glazed panels allowing access to the rear garden. Two further Upvc double glazed windows to rear elevation and additional Upvc double glazed window to left hand side, all combine to provide a great deal of natural light. Six ceiling mounted Velux double glazed windows with weather sensitive remote control opening. Carpeted flooring. Two radiators. Multi fuel burner set on circular slate hearth. High level television aerial point. Opening through to kitchen/breakfast room.

Kitchen/Breakfast Room

22'1" x 13'4" (6.75 x 4.08)



A large modern kitchen with Upvc double glazed window to rear elevation. Door through to utility. As previously mentioned opening through to family/dining room. Double doors back through to lounge and double doors into inner hall. Matching wall and base kitchen units with large L-shape central island, square edged work surfaces, mains gas range with fitted extractor hood above. One and half bowl sink with matching draining board and central mixer tap. Tiled flooring. Tiled walls to water sensitive areas. Two radiators. Space for fridge/freezer. The kitchen benefits from integrated dishwasher.

Utility

18'3" x 8'6" - max (5.57 x 2.60 - max)



Upvc double glazed door to rear elevation with upper obscure glazing. Low level Upvc double glazed window to side elevation. Door through to WC. Door through into integral garage. Two wood frame ceiling mounted Velux Windows. Continuation of tiled flooring. Continuation of the matching wall and base kitchen units, roll top work surfaces, stainless steel sink and matching draining board with central mixer tap. Space for washing machine and tumble dryer. Radiator.

W.C.

6'5" x 4'0" (1.97 x 1.24)



Matching two piece WC suite comprising low level flush WC with dual flush technology and pedestal ceramic hand wash basin with mixer tap. Continuation of tiled flooring. Tiled walls to water sensitive areas. Radiator.

Integral Double Garage

27'1" x 15'8" - max (8.28 x 4.78 - max)

Electric up and over door. Door through to work shop. Two Upvc double glazed windows to side elevation with obscure glazing. The mains gas central heating boiler and Mega flow Unvented Cylinder are located within the garage. Eaves storage access hatch. Light and power.

Workshop

15'0" x 5'2" (4.59 x 1.60)

Upvc double glazed window to side elevation. Light and power. A lovely workspace.

First Floor Landing

17'9" x 11'0" (5.43 x 3.36)



A spacious landing complimenting this spacious home. Upvc double glazed window to front elevation with far reaching views. Doors to bedrooms one, two, three, four and family bathroom. Carpeted flooring. Radiator. Double doors open to provide access to a useful in-built storage void, Airing cupboard. Loft access hatch with drop-down loft ladder.

Principal Bedroom

16'1" x 13'3" (4.92 x 4.06)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Radiator. Television aerial point. Door through to en-suite.

Bedroom Two

14'9" x 10'11" (4.51 x 3.35)



Twin aspect room with Upvc double glazed windows to front and side elevations. Carpeted flooring. Radiator.

Bedroom Three

13'4" x 11'0" (4.08 x 3.37)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Radiator. Television aerial point.

Bedroom Four

10'11" x 10'4" (3.35 x 3.15)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Radiator. Carpeted flooring. Television aerial point.

Jack & Jill En-Suite

12'1" x 6'5" (3.70 x 1.98)



Upvc double glazed window to front elevation with obscure glazing. Matching four piece white shower suite comprising low level flush WC with dual flush technology, twin ceramic hand wash basins both with central mixer taps, fitted shower enclosure with wall mounted mains fed shower with overhead and detachable body nozzles. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Electric plug in shaver point. Wall mounted electric light. Radiator. Fitted extractor fan.

Family Bathroom

12'1" x 6'2" (3.70 x 1.88)



A well appointed four piece white bathroom suite with Upvc double glazed window to front elevation with obscure glazing. Low level flush WC with dual flush technology, ceramic pedestal hand wash basin with central mixer tap. Panel enclosed bath with fitted shower attachment. Separate fitted shower enclosure with sliding glass shower door and wall mounted mains fed shower with overhead and detachable body nozzles. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Radiator. Electric plug in shaver point. Wall mounted electric light and fitted extractor fan.

**Outside**

Upon entering Trevarrick Road continue up the hill past the former mill on the right hand side. Part way up you will see the turning for Trevarrick Drive to the right, Trevarrick Road continues straight with the other turning for the other access off to the left. Viewers need to proceed straight up the hill, turning left then immediately right with Aldwick the first property on the left hand side. There is a white sign to the right and left hand side of the access road for Aldwick named at the bottom of the list of seven properties. This road services seven properties including Aldwick.

Proceeding up the incline to the left hand side is a manageable area of lawn, a brick drive then provides ample off road parking for numerous vehicles also leading to the double garage located to the front left hand side.

To the left hand side of the property is an additional parking area for two plus cars. There is an area of granite chippings and a number of established plants and shrubs to the left hand side. There is additional parking options on the spacious bricked drive for numerous vehicles.



Proceeding up the drive beyond the access to the garage is a further elevated well stocked planting area, again well planted with an array of plants and shrubbery. Access to the rear garden can be made via both sides of the property courtesy of secure wooden gates.

To the left hand side a gate opens to provide access to a spacious patio area with outdoor tap located to the lower section next to the access gate. Steps lead up to a further expanse of paved patio, a lovely al fresco dining area.

As previously mentioned there is another secure wooden gate to the right hand side of the property.

To the rear, beyond the paved patio steps lead up to a spacious and private, non overlooked area of lawn with three established trees. The rear garden is enclosed with fencing to the left and rear elevations with established evergreen trees to the right hand side.

To the far right corner is an elevated decked area.



Agents Notes

Please note the property is located along a private road, there is a residents association with regards the upkeep. Each property contributes £45 per annum. Please note there are Tree Preservation Orders on the trees in the rear garden.

Council Tax Band - F

Broadband and Mobile Coverage

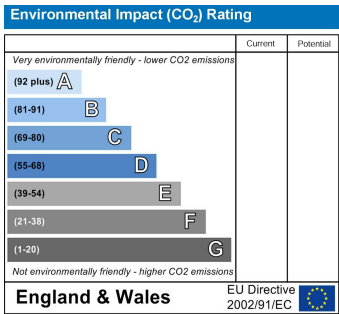
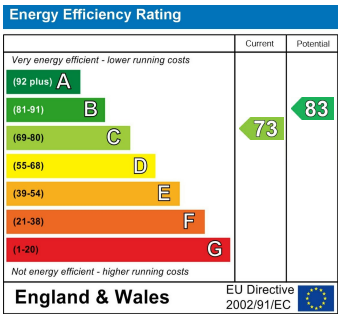
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2637sq.ft. (245.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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